

## CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by:

Developer SONNIE O. KOKO, as Trustee

Business Address 1548 Laumaile Street, Honolulu, Hawaii 96819

Project Name(\*): HILLSIDE ESTATES

Address: 1548 Laumaile Street, Honolulu, Hawaii 96819

Registration No. 5726

(Partial Conversion)

Effective date: December 18, 2013

Expiration date: January 18, 2015

### Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

**Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.**

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

### Type of Report:

- ☐ **PRELIMINARY:**  
(yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.
- ☐ **FINAL:**  
(white) The developer has legally created a condominium and has filed complete information with the Commission.  
☐ No prior reports have been issued.  
☐ This report supersedes all prior public reports.  
☐ This report must be read together with \_\_\_\_\_
- ☒ **SUPPLEMENTARY:**  
(pink) This report updates information contained in the:  
☐ Preliminary Public Report dated: \_\_\_\_\_  
☒ Final Public Report dated: July 28, 2005  
☐ Supplementary Public Report dated: \_\_\_\_\_
- And ☐ Supersedes all prior public reports.  
☒ Must be read together with Final Public Report dated July 28, 2005  
☒ This report reactivates the Final  
public report(s) which expired on August 28, 2006

(\*) Exactly as named in the Declaration

*This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.*

FORM: RECO-30 286/986/189/1190/892/0197/1098/0800/0203/0104/0107

C:\MH CPR\KOKO LAUMAILE\Abbreviated Supplementary PUBLIC REPORT 2013 Revised Dec 13, 2013.wpd

**Disclosure Abstract:** Separate Disclosure Abstract on this condominium project:

☐ Required and attached to this report

☒ Not Required - Disclosures covered in Final Public Report dated July 28, 2005

**Summary of Changes from Earlier Public Reports:**

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

☐ No prior reports have been issued by the developer.

☒ Changes made are as follows:

1. As noted on Page 5, the Developer is now Sonnie O. Koko, as Trustee under that certain unrecorded Trust Agreement known as the Sonnie Onaona Koko Revocable Trust dated June 25, 2002.
2. Unit 2 which was previously constructed as a shed has now been replaced by a Dwelling Unit (see Page 11 attached hereto). The Declaration and Condominium Map have been amended to reflect such. Note that a recorded copy of the Amendment to the Declaration and Condominium Map has been added as Exhibit "J". The following appears to be errors and/or omissions in said document:
  - a. Page 1. Number of pages not inserted; and
  - b. Page 4. Change in number of pages not initialed by notary.
3. The Property is encumbered by a new mortgage, as described in a new Exhibit "E", which is attached hereto, and supported by a new title search (Page 14).
4. Developer has selected Coldwell Banker Pacific Properties as her real estate broker with respect to both Units 1 and 2, a general contractor has been designated, and the Escrow company is now Fidelity National Title & Escrow of Hawaii (See attached new Page 5).
5. Page 16 has been revised to reflect replacement of Unit 2 (shed) with a dwelling unit in 2013.
6. The attached Exhibit "H" (Disclosure Abstract) has been revised to comply with the requirement for a new Abstract upon selection of a real estate broker (see Page 20 of 7/28/05 CPR).

**SPECIAL NOTICE.** The Condominium Final Public Report expired on August 28, 2006. Pursuant to Section 16-107-19, Hawaii Administrative Rules, sales contracts executed during the period that the Public Report was not in effect may be rescinded at the option of the purchaser and all monies refunded to the purchaser. The purchaser's right to rescind under this rule shall be void thirty (30) calendar days after receipt of written notification of these rights from the Developer or his real estate agent.

**NOTE:** This abbreviated Supplementary Public Report contains only pages reflecting information revised since issuance of the Final Public Report in July, 2005.

**THIS SUPPLEMENTARY PUBLIC REPORT WAS PREPARED BY THE DEVELOPER AND HER AGENT AND NOT AN ATTORNEY.**

## TABLE OF CONTENTS

	Page
Preparation of this Report	1
Expiration Date of Reports	1
Type of Report	1
Disclosure Abstract	2
Summary of Changes from Earlier Public Reports	2
Table of Contents	3
General Information on Condominiums	4
Operation of the Condominium Project	4
 I. PERSONS CONNECTED WITH THE PROJECT	 5
Developer                      Attorney for Developer      General Contractor	
Real Estate Broker          Escrow Company              Condominium Managing Agent	
 II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS	
A. Declaration	6
B. Condominium Map (File Plan)	6
C. Bylaws	6
D. House Rules	7
E. Changes to Condominium Documents	7
 III. THE CONDOMINIUM PROJECT	
A. Interest to be Conveyed to Buyer	8
B. Underlying Land	9
C. Buildings and Other Improvements	10
D. Common Elements, Limited Common Elements, Common Interest	13
E. Encumbrances Against Title	14
F. Construction Warranties	15
G. Status of Construction	16
H. Project Phases	16
 IV. CONDOMINIUM MANAGEMENT	
A. Management of the Common Elements	17
B. Estimate of Initial Maintenance Fees	17
C. Utility Charges for Apartments	17
 V. MISCELLANEOUS	
A. Sales Documents Filed with the Real Estate Commission	18
B. Buyer's Right to Cancel Sales Contract	18
C. Additional Information Not Covered Above	20
D. Signature of Developer	21
 EXHIBIT A: Developer's Reserved Rights	
EXHIBIT B: Permitted Alterations to Apartments	
EXHIBIT C: Common Elements	
EXHIBIT D: Limited Common Elements	
EXHIBIT E: Encumbrances Against Title	
EXHIBIT F: Summary of the Provisions of the Sales Contract	
EXHIBIT G: Summary of the Provisions of the Escrow Agreement	
EXHIBIT H: Disclosure Abstract	
EXHIBIT I: Letter from Dept. Of Planning of Permitting of City and County of Honolulu dated March 4, 2005	
EXHIBIT J: Recorded Amendment to Declaration of CPR and Condominium Map	

## I. PERSONS CONNECTED WITH THE PROJECT

Developer: Sonnie O. Koko, as Trustee, as Trustee under that certain Phone: (808) 232-4300  
Name\* unrecorded Trust Agreement known as the Sonnie (Business)  
1548 Laumaile Street Onaona Koko Revocable Trust  
Business Address dated June 25, 2002  
Honolulu, HI 96819

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership(LLP); or manager and members of a Limited Liability Company(LLC)(attach separate sheet if necessary):

N/A

Real Estate  
Broker\*: Coldwell Banker Pacific Properties Phone: (808) 542-4749  
Name (Business)  
970 N. Kalaheo Ave., #C-215  
Business Address  
Kailua, HI 96734

Escrow: Fidelity National Title and Escrow Phone: (808) 536-0404  
Name Of Hawaii (Business)  
201 Merchant Street, Suite 2100  
Business Address  
Honolulu, HI 96813

General  
Contractor\*: Cladds Builders Inc. Phone: \*808) 330-6259  
Name (Business)  
94-224 Maka Maka Place  
Business Address  
Waipahu, Hawaii 96797

Condominium  
Managing  
Agent\*: Self-Managed by the Association Phone: \_\_\_\_\_  
Name of Apartment Owners (Business)  
Business Address \_\_\_\_\_

Attorney for  
Developer: None. This report was prepared Phone: (808) 623-5336  
Name (Business)  
by the Developer pro se and her agent,  
Business Address May Hung

\* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

5. Special Use Restrictions:

The Declaration and Bylaws may contain restrictions on the use and occupancy of the apartments. Restrictions for this condominium project include but are not limited to:

[ ] Pets: \_\_\_\_\_

[ ] Number of Occupants: \_\_\_\_\_

[ ] Other: \_\_\_\_\_

[X] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: -0-

Stairways: Unit 1: 2; Unit 2: 2

Trash Chutes: -0-

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Net Other Area (sf)</u>	<u>(Identify)</u>
<u>Unit 1</u>	<u>1</u>	<u>5 /3</u>	<u>2,267</u>	<u>401/203</u>	<u>Garage/decks</u>
<u>Unit 2</u>	<u>1</u>	<u>4/3-1/2</u>	<u>1,930</u>	<u>168</u>	<u>Decks</u>
_____	_____	_____	_____	_____	_____

Total Number of Apartments: 2

**\*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.**

**Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.**

Boundaries of Each Apartment:

The outside surfaces of the exterior walls and roof and the bottom surfaces of the footings and foundations of each Unit.

Permitted Alterations to Apartments:

See attached Exhibit "B"

Apartments Designated for Owner-Occupants Only: Fifty percent (50%) of residential apartments must be so designated; developer has a right to substitute similar apartments for those apartments already designated. Developer must provide this information either in a published announcement or advertisement as required by section 514A-102, HRS; or include the information here in this public report and in the announcement. Developer has not elected to provide the information in a published announcement or advertisement. N/A

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

☐ There are no limited common elements in this project.

☒ The limited common elements and the apartments which use them, as described in the Declaration, are:

☒ described in Exhibit   D  .

☐ as follows:

NOTE: Reference to said Exhibit "D" to "Dwelling Areas" does not mean legally subdivided lots.

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

☐ described in Exhibit \_\_\_\_\_.

☒ as follows:

Unit 1 - 50%  
Unit 2 - 50%

E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit   E   describes the encumbrances against the title contained in the title report dated   August 7, 2013  , and issued by   Fidelity National Title and Escrow of Hawaii  .

**G. Status of Construction and Date of Completion or Estimated Date of Completion:**

Unit 1 was constructed in 2002. Unit 2 is a newly constructed dwelling and was completed in November, 2013.

**H. Project Phases:**

The developer ☐ has ☒ has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

21  
Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- F) Escrow Agreement.
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other none

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and or through the developer's sales agent, if any. The Condominium Property Regime law (Chapter 514A, HRS) and Hawaii Administrative Rules (Chapter 107), are available on line. Please refer to the following sites:

Website to access official copy of laws: [www.capitol.hawaii.gov](http://www.capitol.hawaii.gov)

Website to access unofficial copy of laws: [www.hawaii.gov/dcca/hrs](http://www.hawaii.gov/dcca/hrs)

Website to access rules: [www.hawaii.gov/dcca/har](http://www.hawaii.gov/dcca/har)

This Public Report is a part of Registration No. 5726 filed with the Real Estate Commission on July 13, 2005.

Reproduction of Report. When reproduced, this report must be on:

☐ YELLOW paper stock

☐ WHITE paper stock

☒ PINK paper stock



- A. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SHL 2000) [Section 514A-1.6] (The developer is required to make this declaration for issuance of an effective date for a final public report.)
- E. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

SONNIE O. KOKO, as Trustee under that certain unrecorded Trust Agreement known as the  
Sonnie Onaona Koko Revocable Trust dated June 25, 2002

Printed Name of Developer

By: 

Duly Authorized Signatory\*

December 13, 2013

Date

Sonnie O. Koko, as Trustee

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu

***\*Must be signed for a: corporation by an officer; partnership or Limited Liability Partnership(LLP) by the general partner; Limited Liability Company(LLC) by the manager or member; and for an individual by the individual.***

EXHIBIT "E"

ENCUMBRANCES AGAINST TITLE

1. For Real Property Taxes that may be due and owing, reference is made to the Office of the Tax Assessor, City and County of Honolulu.
2. Title to all minerals and metallic mines reserved to the State of Hawaii.
3. Easement dated November 10, 1937, recorded in said Bureau in Liber 1408, Page 323.
4. Any facts, rights, interests or claims which may exist or arise by reason of the following facts disclosed by survey, dated November 6, 2001, prepared by Wesley T. Tengan, Licensed Professional Land Surveyor, No. 6958:
  - (A) Rock wall extends approximately 0.1 ft. to 1.1 ft. for a length of 8.6 ft. into subject Parcel 68.
  - (B) Rock wall extends approximately 0.0 ft. to 3.0 ft. for a length of 15.00 ft. into subject Parcel 68.
5. Mortgage dated January 6, 2012, filed in said Bureau as Document No. A-43950151, in favor of Mutual of Omaha Bank, a Federal Thrift Savings Bank organized and existing under the laws of The United States of America.
6. Declaration of Condominium Property Regime dated June 15, 2005, recorded in said Bureau as Document No. 2005-138454 (Project covered by Condominium File Plan No. 4027). By-Laws dated June 15, 2005, recorded as Document No. 2005-138455. Amendment to Declaration and Condominium Map dated November 5, 2013, and recorded in said Bureau as Document No. A-50590479.

EXHIBIT "H"

AMENDED DISCLOSURE ABSTRACT

1.           (a) PROJECT:                   HILLSIDE ESTATES  
  1548 Laumaile Street  
  Honolulu, Hawaii 96819  
  
              (b) DEVELOPER:               Sonnie O. Koko, as Trustee under that certain unrecorded Trust Agreement known as  
  the Sonnie Onaona Koko Revocable Trust dated June 25, 2002  
  1548 Laumaile Street  
  Honolulu, Hawaii 96819  
  
  Telephone: (808) 232-4300  
  
              (c) MANAGING               Self-Managed by the Association  
                  AGENT:                   of Apartment Owners
2.           Breakdown of annual maintenance fees and monthly estimate costs for each unit are more fully described on Exhibit "1" attached hereto (revised and updated every twelve (12) months and certified to have been based on generally accepted accounting principles).  
  
              Note:   Developers disclose that no reserve study was done in accordance with Chapter 514A-83.6, HRS, and replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.
3.           DESCRIPTION OF ALL WARRANTIES COVERING THE DWELLINGS AND COMMON ELEMENTS:  
  
              The Developer is not giving any warranty on the materials and workmanship of the Units.
4.           USE OF UNITS. The HILLSIDE ESTATES Condominium Project will consist of two (2) units which shall be occupied and used only for residential purposes by the respective owners thereof, their tenants, families, domestic servants and social guests and for any other purpose permitted by the Land Use Ordinance for the City and County of Honolulu ("LUO") then in effect; provided, however, that until Unit 2 is changed so that a residence is constructed in place of the storage shed, such Unit 2 shall not be used for residential purposes, but only for other purposes allowed under the LUO.
5.           EXISTING STRUCTURES BEING CONVERTED. Based upon a report prepared by EDWARD A. RESH, Registered Professional Architect, the Developer states:
  - a.   Subject to normal wear and tear commensurate with its age, the building appears to be in relatively good structural condition consistent with their age.
  - b.   Subject also to normal wear and tear, the electrical and plumbing systems are operable and in good working order consistent with its age.
  - c.   The Developer makes no statement with respect to the expected useful life of each item set forth in paragraph (a); and
  - d.   There are no outstanding notices of uncured violations of building code or other municipal regulations.
6.           Developer has selected Coldwell Banker Pacific Properties as her real estate broker with respect to both Units 1 and 2 (see Page 5 for more details).

EXHIBIT "1"  
ESTIMATED OPERATING EXPENSES  
For Period January 1, 2013 to December 31, 2013  
As Prepared by Developer

Estimated Annual Expenses

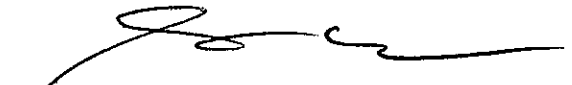
Ground Maintenance	
Water/Sewer	\$-0-
* Electricity:	\$-0-
**Fire/Liability Insurance:	\$-0-
Management Fee:	\$-0-
***Common Area:	\$-0-
Miscellaneous:	\$-0-
TOTAL ANNUAL EXPENSES	\$-0-

Estimated Monthly Expenses \$-0-

Estimated Monthly Maintenance Fee  
for Each Apartment: \$-0-

- Note:
- \* All utilities will be separately metered or otherwise charged, and the common elements will incur no separate utility charges.
  - \*\* Section 514A-86, Hawaii Revised Statutes, requires the Association of Apartment Owners to purchase fire insurance to cover the improvements of the Project, and that premiums be common expenses. Developer anticipates that the Association may elect to permit individual apartment owners to obtain and maintain separate policies of fire insurance and name the Association as an additional insured. In such case, fire insurance premiums will be the responsibility of individual apartment owners and not common expenses.
  - \*\*\* The owners of the Units will equally share the cost of maintenance and repair of the "Common Area", when such maintenance and repair becomes necessary.

The Developer certifies that the maintenance fees and costs as estimated by the Developer is based on generally accepted accounting principles.

  
\_\_\_\_\_  
SONNIE O. KOKO, as Trustee under that certain unrecorded Trust Agreement known as the Sonnie Onaona Koko Revocable Trust dated June 25, 2002

"Developer"

EXHIBIT "J"

THE ORIGINAL OF THE DOCUMENT  
RECORDED AS FOLLOWS:  
STATE OF HAWAII

BUREAU OF CONVEYANCES

DOCUMENT NO. Doc A-50590479

DATE - TIME November 7, 2013 11:00 AM

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL[ ] PICKUP[ ]

C:\MH CPR\KOKO LAUMAILE\Amendment to Declaration Condo Map Unit B Nov 4 TRUST.wpd

Sonnie O. Koko  
c/o 94-665 Kauluikua Place  
Mililani, Hawaii 96789

This Document contains \_\_\_ pages.

Tax Map Key No. (1) 1-3-036-068

AMENDMENT TO DECLARATION OF CONDOMINIUM PROPERTY REGIME  
AND CONDOMINIUM MAP  
FOR

HILLSIDE ESTATES  
(Condominium File Plan No. 4027)

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM PROPERTY REGIME AND CONDOMINIUM MAP FOR HILLSIDE ESTATES ("Amendment") is made as of the 5th day of November, 2013, by SONNIE O. KOKO, as Trustee under that certain unrecorded Trust Agreement known as the SONNIE ONAONA KOKO REVOCABLE TRUST dated June 25, 2002, including full powers to sell, convey, exchange, mortgage, lease, assign or otherwise deal with and dispose of all lands of

the trust estate and interests therein ("Declarant"), whose mailing address is 1548 Laumaile Street, Honolulu, Hawaii 96819.

W I T N E S S E T H T H A T:

WHEREAS, a condominium project named HILLSIDE ESTATES (herein called "Project"), was created by a Declaration of Condominium Property Regime, herein called "Declaration", recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2005-138454. The Declaration was entered into by Sonnie O. Koko ("Koko"), unmarried, as the owner of the fee simple to the property ("Property") described therein, and was further described on Condominium File Plan No. 4027 ("Condominium Map"); and

WHEREAS, the Project consists of two units. The units are identified on the Condominium Map as Unit 1 and Unit 2; and

WHEREAS, by Deed recorded in said Bureau on January 13, 2011, as Document No. 2011-008052, Koko conveyed the Property to Declarant; and

WHEREAS, Paragraph 19.1 of the Declaration provides that the Owner of any Unit may make changes to the Unit owned by such Owner, provided that the Owner shall concurrently amend the Declaration and Condominium Map to reflect such change or changes; and

WHEREAS, Declarant has replaced the shed that initially constituted Unit 2 with a residence ("Dwelling Unit"); and

WHEREAS, Declarant wishes to amend the Declaration and the Condominium Map to reflect such change.

NOW, THEREFORE, the Declaration and the Condominium Map are hereby amended as follows:

1. Condominium Map.

A. Declarant files herewith an amendment to the Plot Plan to reflect the location of Unit 2 and that Unit 2 is now a Dwelling Unit. It is not intended that the Plot Plan filed herewith is to be substituted for the Plot Plan originally filed. The new Plot Plan only reflects the location of Unit 2 and that Unit 2 is now a Dwelling Unit. Except for the new location of Unit 2, which is now a Dwelling Unit, the original Plot Plan remains in effect.

B. Declarant also files herewith a new set of floor plans for Unit 2 dated October, 2013 ("Unit 2 Floor Plans") (which is attached hereto and made a part hereof). It is intended that the Unit 2 Floor Plans being filed herewith constitute an amendment to the Condominium Map with respect to Unit 2 and are intended to supersede all maps and drawings with respect to Unit 2 previously filed which may be in conflict.

2. Declaration.

A. Sub-subparagraph 3.3.2 is deleted in its entirety and is replaced by the following:

"3.3.2 Unit 2 consists of a newly constructed three-story building without a basement. On the lower floor of Unit 2 are located an entry, closet with storage. On the second floor of Unit 2 are located a kitchen, living room, laundry room and one-half bath. On the third floor of Unit 2 are located an office, four (4) bedrooms, three (3) baths, a kitchen, dining area and living area. The total net living area of Unit 2 is approximately 1,930 square feet. Unit 2 also contains several decks, the total area of which is approximately 168 square feet."

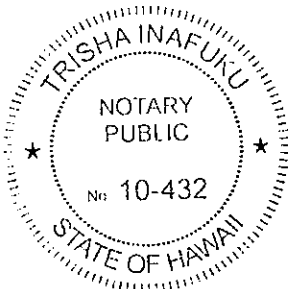
B. The Declaration is also amended by filing an "As Built" verified statement of a registered architect certifying that the Condominium Map heretofore filed and as amended by the drawings and plans being filed herewith fully and accurately depict the layout, location, unit numbers and the dimensions of the units (Unit 2) within the Project, as built.

[The remainder of this page is intentionally left blank - signature page follows]

EXECUTED, on the day and year first above written.

"Declarant"

On this 5<sup>th</sup> day of November, 2013, before me personally appeared SONNIE O. KOKO, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity. By my signature below, I further certify that the above-named executed this 511 page document entitled Amendment to Declaration of Condominium Property Regime and Condominium Map for Hillside Estates dated undated at signing, in the First Circuit of the State of Hawaii and that this acknowledgment is deemed to include my Notary Certification.

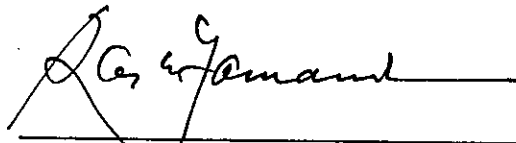


Trisha Inafuku  
Notary Public, above mentioned State  
My Commission expires: TRISHA INAFUKU  
Notary Public  
My commission expires 12/26/2014



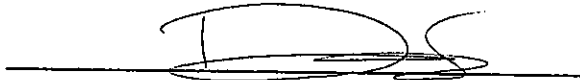
VERIFIED STATEMENT OF REGISTERED PROFESSIONAL ARCHITECT

I, ROY K. YAMAMOTO, Registered Professional Architect No. 4649, hereby certify that those plans designated as Sheet No. 7 through Sheet No. 11 filed as Condominium File Plan No. 4027 is a true and accurate copy of portions of the plans of the building or buildings (Unit 2) for the HILLSIDE ESTATES condominium project as filed with and approved by the City and County Officer of Honolulu having jurisdiction over the issuance of permits for the construction of buildings and that same plans fully and accurately depict the layout, location, apartment numbers and dimensions of the apartments (Unit 2), as built.



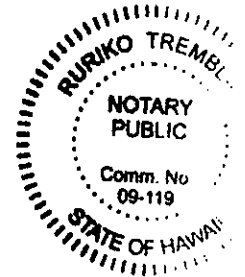
ROY K. YAMAMOTO  
Registered Professional Architect  
No. 4649


Subscribed and sworn to before me,  
this 1 day of November, 2013

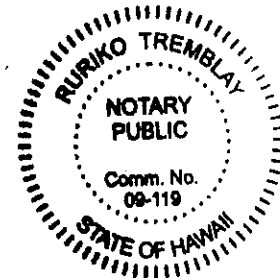


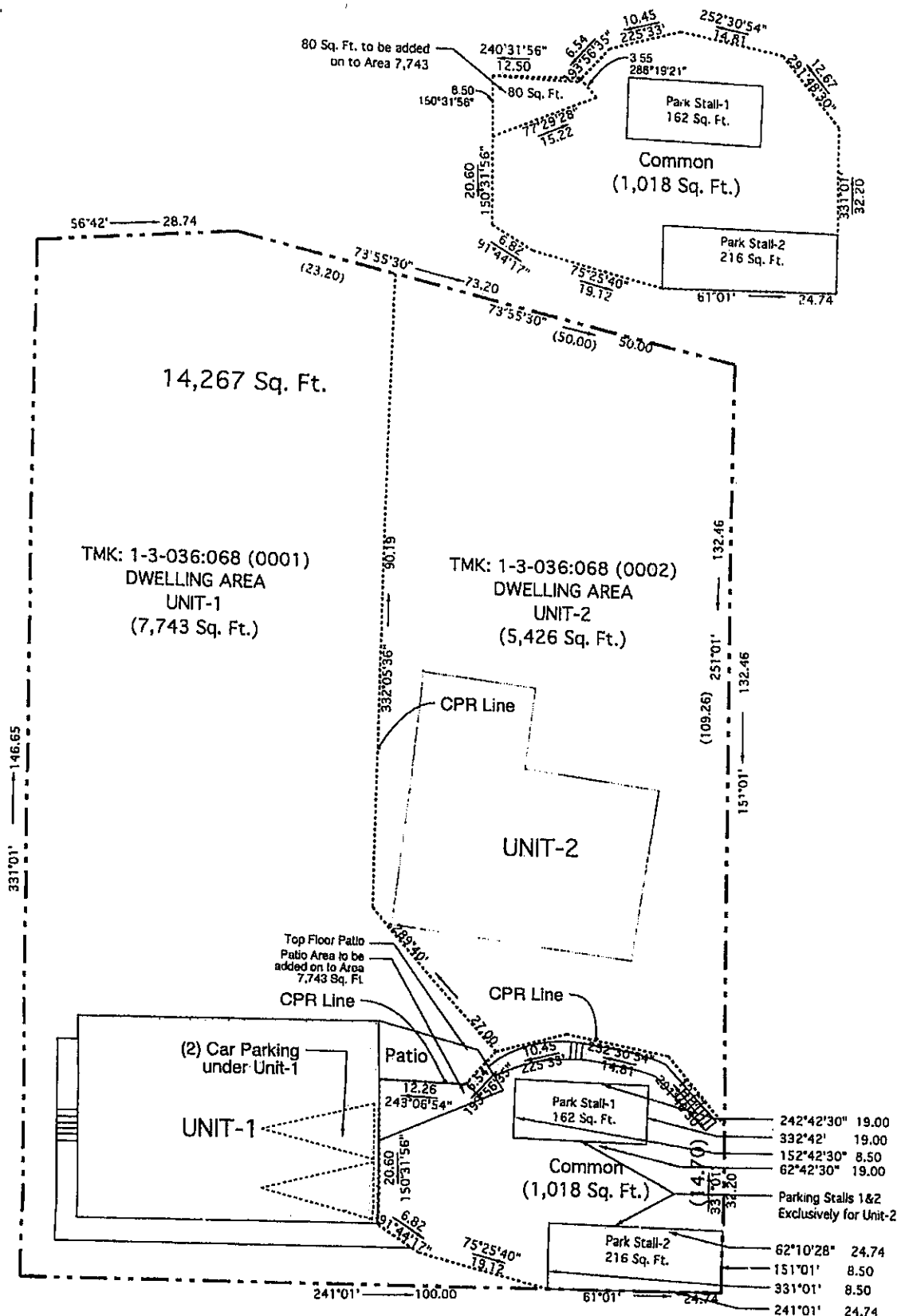
Notary Public, State of Hawaii

My commission expires: April 12, 2017



Doc. Date: <u>11/1/2013</u>	# Pages: <u>1</u>
Name: <u>Ruriko Tremblay</u>	First Circuit
Doc. Description: <u>Verified Statement of Registered Professional Architect</u>	
Notary Signature 	Date <u>11/1/2013</u> (Seal)
NOTARY CERTIFICATION	





AMENDED: October, 2013

NOTE: The dotted lines on this condominium map do not designate boundaries of legally subdivided lots. They designate boundaries of limited common elements in the condominium project.

# CONDOMINIUM PROPERTY REGIME FOR HILLSIDE ESTATES

Address: 1548 Launalea Street  
At Kalihi, Honolulu, Oahu, Hawaii  
TMK: 1-3-036:068 (UNIT-1 (0001) UNIT-2 (0002))  
Scale: 1 inch = 10 feet



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

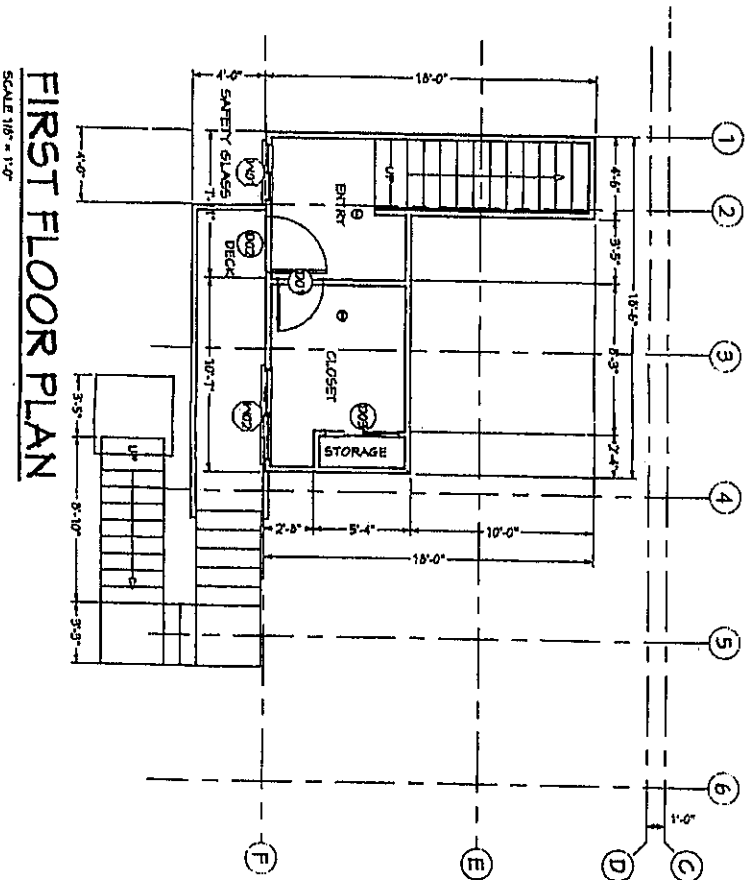
*Tateo Morisato*  
Tateo Morisato  
Licensed Professional Land Surveyor  
Certificate No. 611-S  
1721 Nanea Street  
Honolulu, Hawaii 96826

Condominium Property Regime  
 HILLSIDE ESTATES  
 1548 Laumale Street  
 Honolulu, Hawaii

TMK: (1) 1-3-036-068

UNIT 2

AREA CALCULATIONS:  
 NET LIVING AREA: 1,930 Sq. Ft.  
 DECKS: 169 Sq. Ft.



# FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

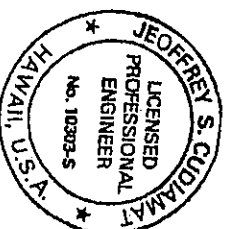
CONDOMINIUM PROPERTY REGIME FOR HILLSIDE ESTATES

ADDRESS: 1548 LAUMALE STREET

AT KALIA, HONOLULU, OAHU, HAWAII

TMK: 1-3-036-068 (UNIT-1 (0001) UNIT-2 (0002))

SCALE 1 INCH = 10 FEET



THIS WORK WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION AND  
 CONSTRUCTION OF THIS PROJECT  
 WILL BE UNDER MY OBSERVATION.

Signature: *Jeffrey S. Cudiaman*  
 Expiration Date of License: 9/31/12

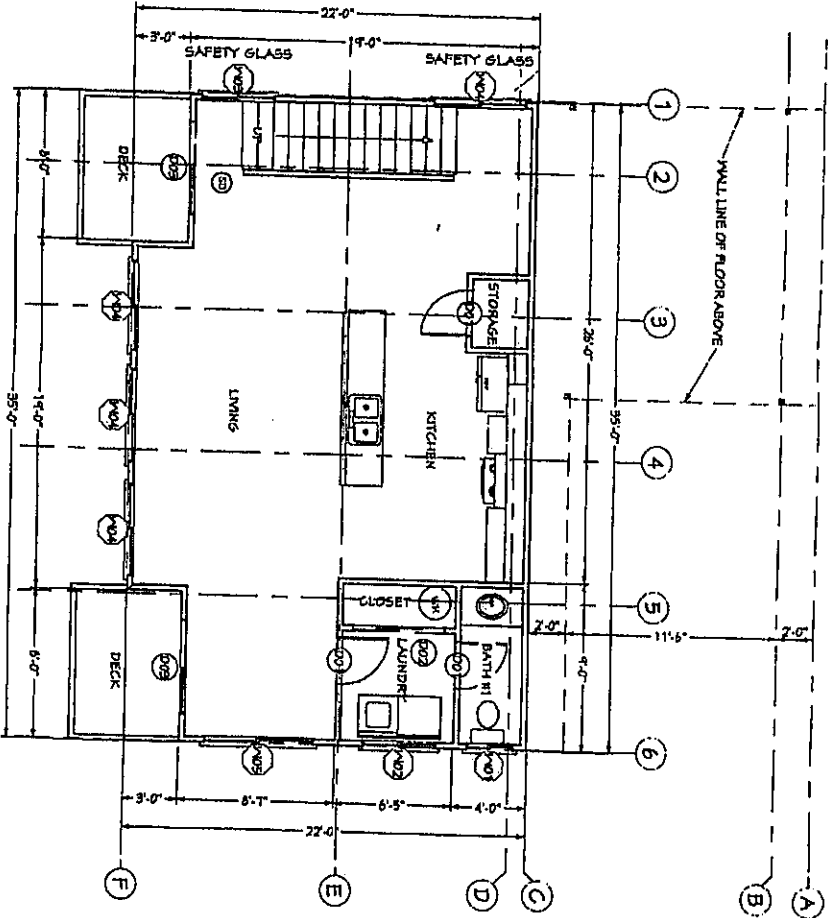
Sheet No. 7

Condominium Property Regime  
 HILLSIDE ESTATES  
 1548 Laumaile Street  
 Honolulu, Hawaii

TMK: (1) 1-3-036-068

UNIT 2

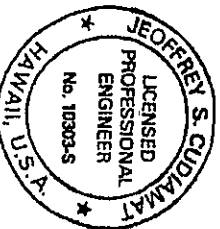
SECTION R319 / SMOKE ALARMS  
 THE ALARM DEVICES SHALL BE INTERCONNECTED  
 AND SHALL ACTIVATE THE ACTION OF ONE  
 ALARM WILL ACTIVATE THE ALARMS IN  
 THE INDIVIDUAL UNIT. THE ALARMS IN  
 CLEARLY AUDIBLE IN ALL BEDROOMS OVER  
 BACKGROUND NOISE IN ALL INTERVIEWS  
 DOORS CLOSED.  
 EXCEPTIONS:  
 SMOKE ALARMS IN EXISTING AREAS NOT RECD  
 TO BE INTERCONNECTED OR HARDWIRED  
 UNLESS THE ALTERATIONS OR REPAIRS DON'T  
 RESULT IN INTERIOR WALL OR CEILING REMOVAL.



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

CONDOMINIUM PROPERTY REGIME FOR HILLSIDE ESTATES  
 ADDRESS: 1548 LAUMAILE STREET  
 AT KALIHAI, HONOLULU, OAHU, HAWAII  
 TMK: 1-3-036 (UNIT-1(0001)UNIT-2(0002))



THIS WORK WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION AND  
 CONSTRUCTION OF THIS PROJECT  
 WILL BE UNDER MY OBSERVATION.

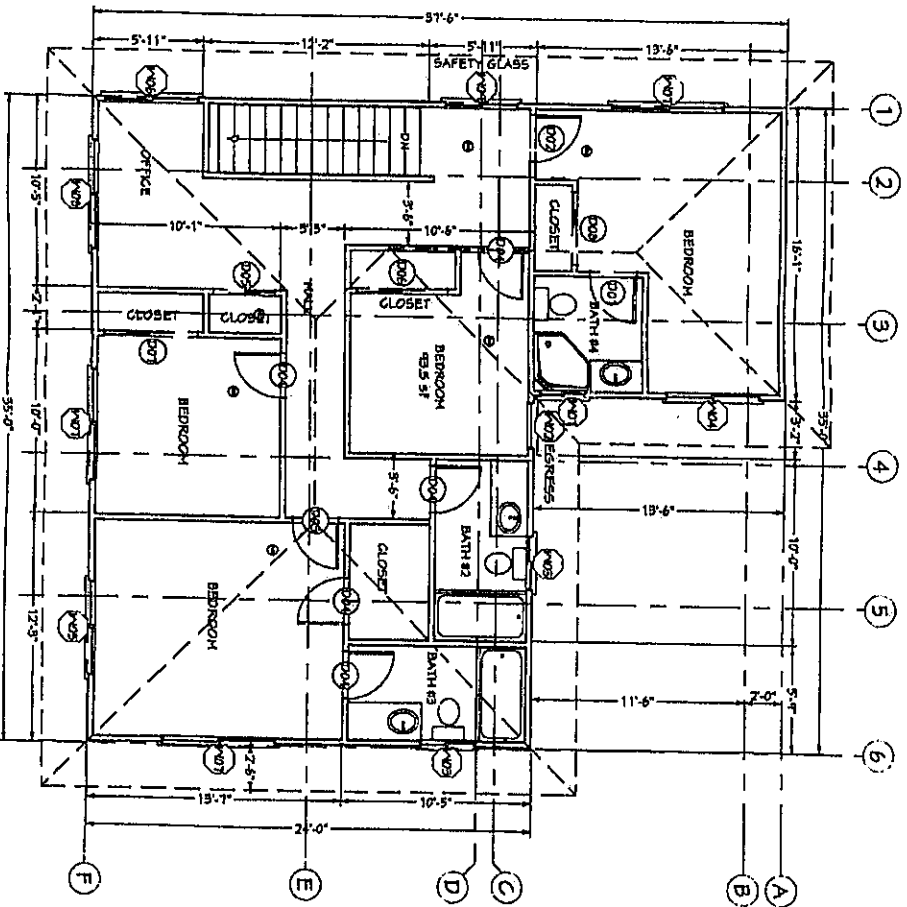
Signature of Jeffrey S. Cudiamat  
 Expiration Date of License 9/31/12

Sheet No. 8

Condominium Property Regime  
HILLSIDE ESTATES  
1548 Laumale Street  
Honolulu, Hawaii

TMK: (1) 1-3-036-068

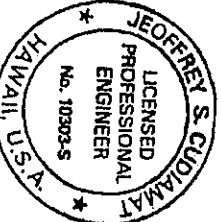
UNIT 2



# THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

CONDOMINIUM PROPERTY REGIME FOR HILLSIDE ESTATE  
ADDRESS 1548 LAUMALE STREET  
AT KALIHI, HONOLULU, OAHU, HAWAII  
TMK. 1-3-036-068 (UNIT-1(0001)UNIT 2(0002))



THIS WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION AND  
CONSTRUCTION OF THIS PROJECT  
WILL BE UNDER MY OBSERVATION.

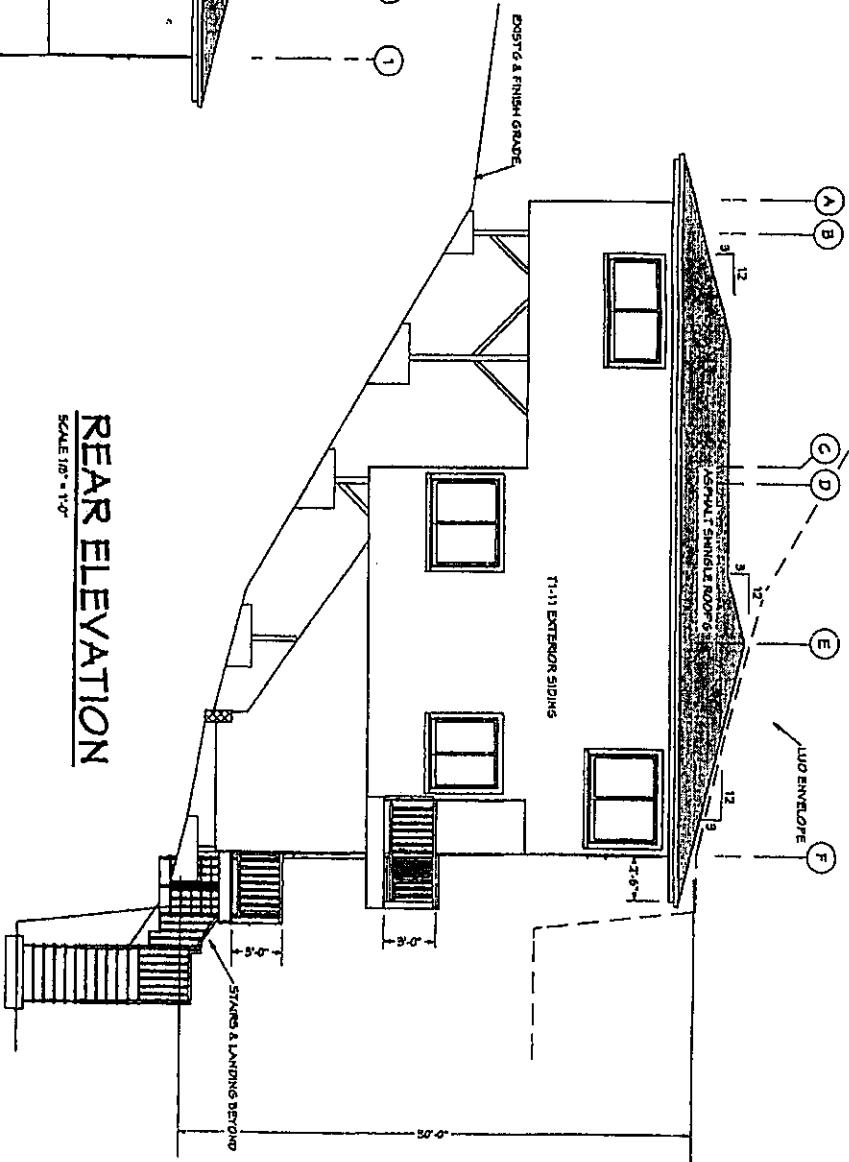
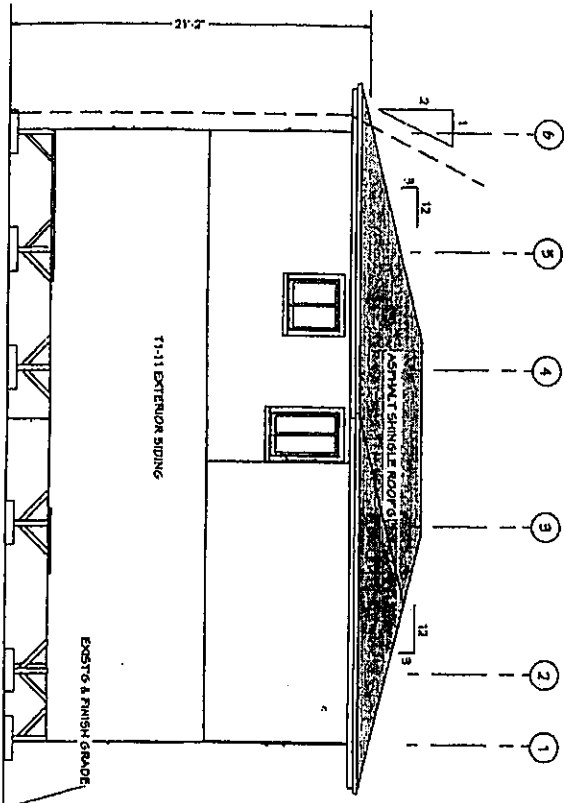
Signature of Jeffrey S. Cudiamat  
Expiration Date of License 9/31/12

Sheet No. 9

Condominium Property Regime  
 HILLSIDE ESTATES  
 1548 Laumaile Street  
 Honolulu, Hawaii

TMK: (1) 1-3-036-068

UNIT 2



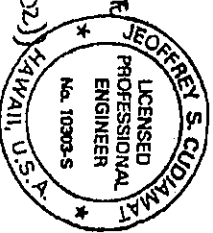
**REAR ELEVATION**

SCALE 1/8" = 1'-0"

**RIGHT ELEVATION**

SCALE 1/8" = 1'-0"

CONDOMINIUM PROPERTY REGIME for HILLSIDE ESTATE  
 ADDRESS: 1548 LAUMAILE STREET  
 AT KAHALA, HONOLULU, OAHU, HAWAII  
 TMK: 1-3-036-068 (UNIT 1 (0001) UNIT 2 (0002))



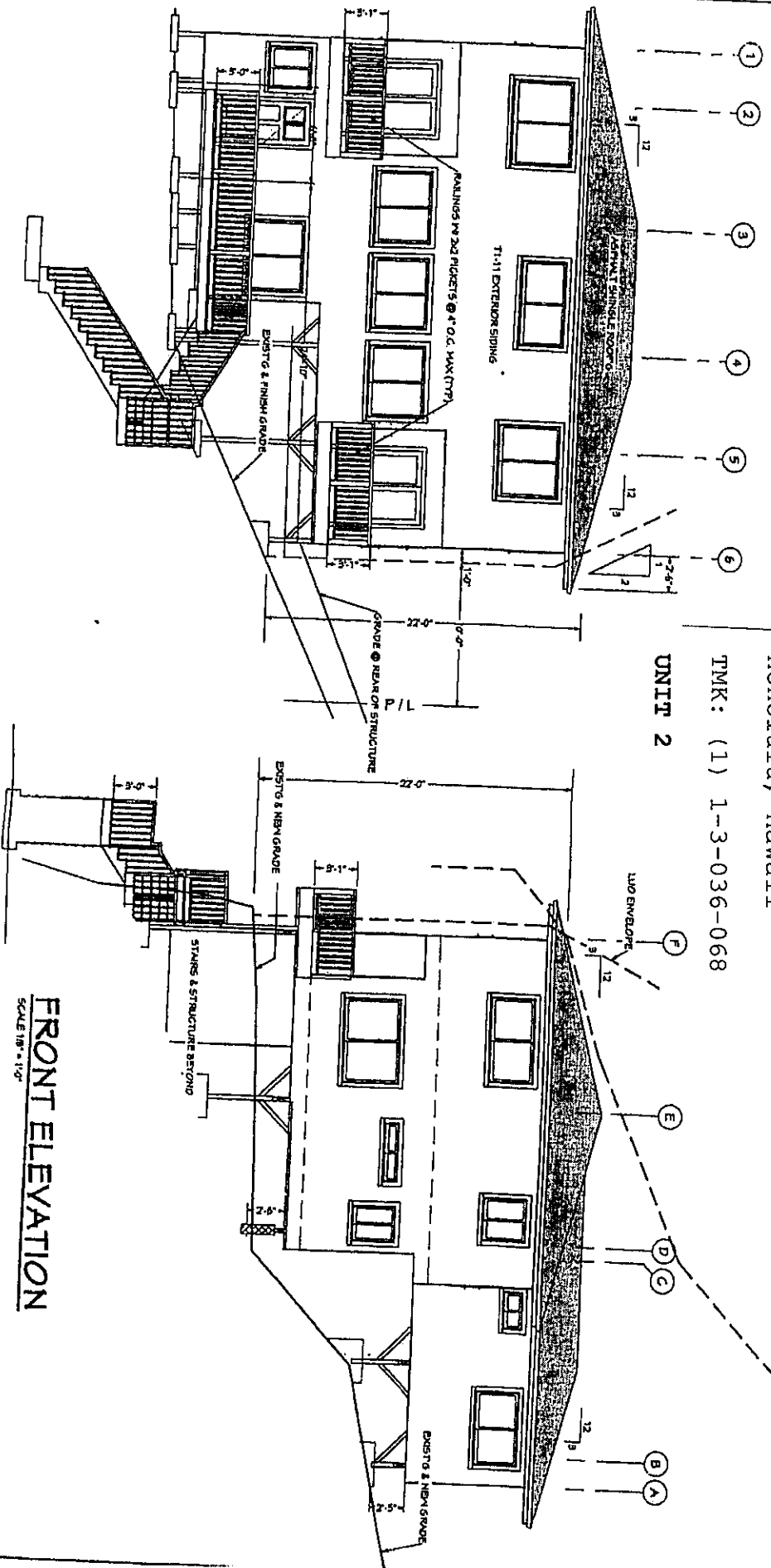
THIS WORK WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION AND  
 CONSTRUCTION OF THIS PROJECT  
 WILL BE UNDER MY OBSERVATION.

*Geoffrey S. Cuddeback*  
 Signature  
 Expiration Date of License 4/31/12

Condominium Property Regime  
 HILLSIDE ESTATES  
 1548 Laumale Street  
 Honolulu, Hawaii

TMK: (1) 1-3-036-068

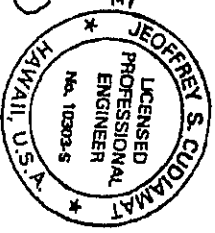
UNIT 2



LEFT ELEVATION  
 SCALE 1/8" = 1'-0"

FRONT ELEVATION  
 SCALE 1/8" = 1'-0"

CONDOMINIUM PROPERTY REGIME OF HILLSIDE ESTATE  
 ADDRESS: 1548 LAUMAILE STREET  
 AT KALIHU, HONOLULU, OAHU, HAWAII  
 TMK: 1-3-036-068 (UNIT 1(0001) UNIT 2(0002))



THIS WORK WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION AND  
 CONSTRUCTION OF THIS PROJECT  
 WILL BE UNDER MY OBSERVATION.  
 Signature: [Signature]  
 Expiration Date of License: 9/31/12